P3 Workshop #3
April 26, 2021

boston planning & development agency

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Recording

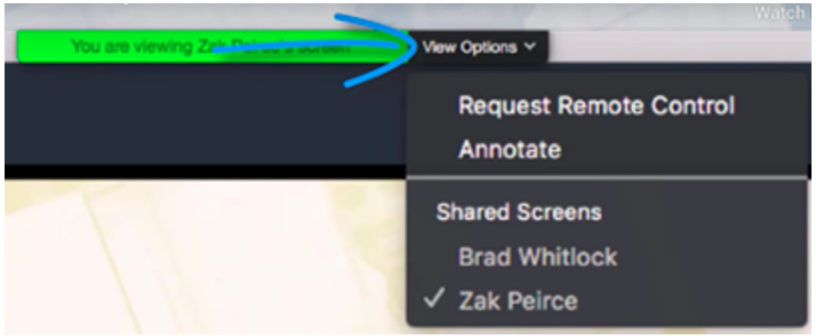
At the request of community members, this event will be recorded posted on the

Roxbury Strategic Master Plan webpage at bit.ly/PlanNubian for those who are unable to attend the Zoom event live.

Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

If your camera and microphone are off, you can still participate through the text chat feature.

Interpretation and Translation



“Spanish” for Spanish
“Haitian Creole” for Haitian Creole
“English” for English

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Zoom Tips

Welcome! Here are some tips on using Zoom for first-time users.

Your controls are at the bottom of the screen

Use the chat to type a comment or ask a question at any time – Members of the BPDA will moderate the chat

To raise your hand, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box, or press *9 on your phone

Mute/unmute – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk. To mute/unmute on your phone press *6.

Turns your video on/off

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Zoom Etiquette

We want to ensure that this conversation is a pleasant experience for all attendees.

- Please remain muted until called on. If you'd like to speak during this time please use the "Raise Hand" function in Zoom.
- Please be respectful of each other's time.
- We ask that participants limit their questions so that others may participate in the discussion. If you have more questions, please wait until all others attending have an opportunity to ask questions.
- If we are unable to get to your question at this meeting please put them in the Chat at the end or email Kelly.sherman@boston.gov

Agenda

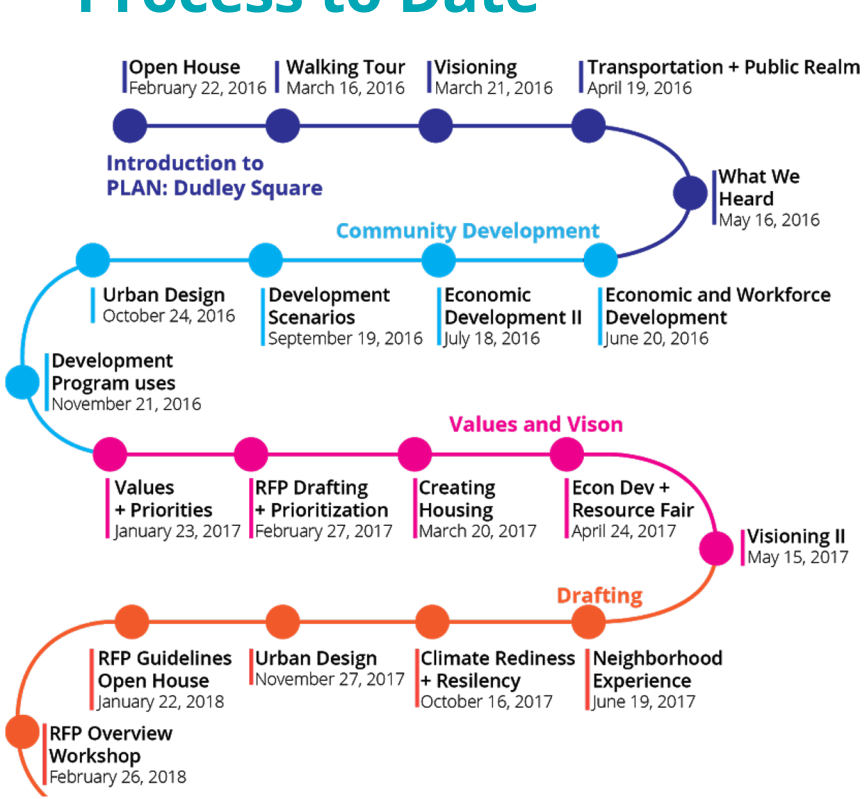
Presentation

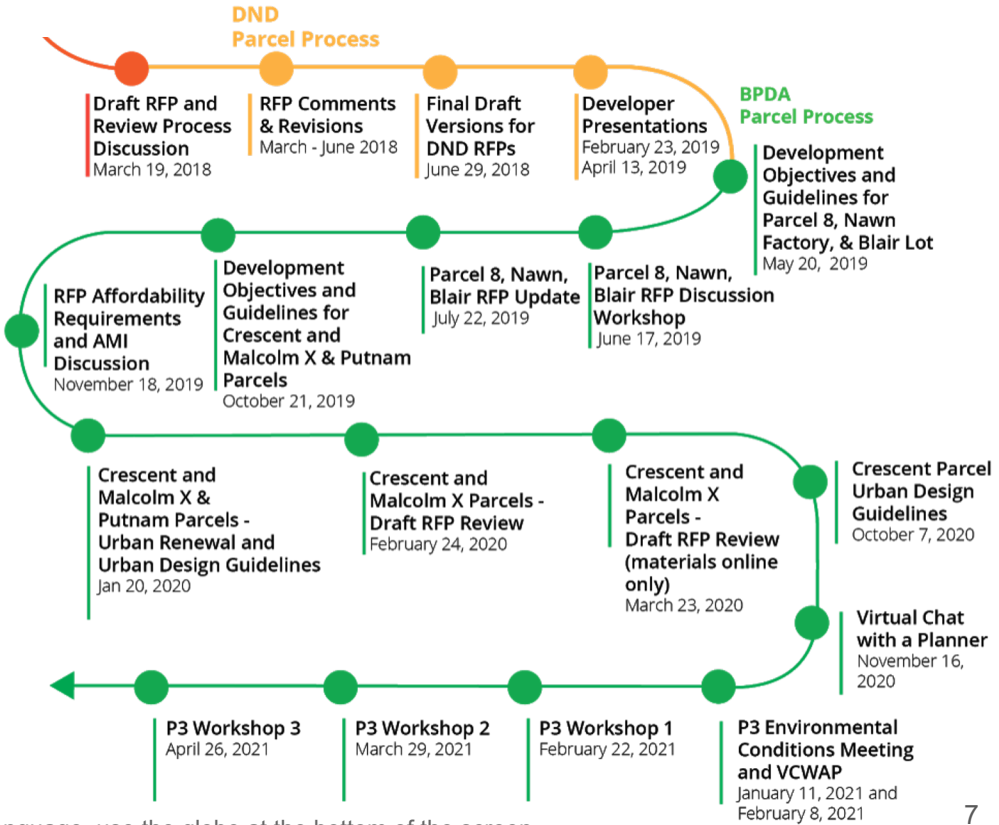
- PLAN: Nubian Square Process to Date
- What we heard
- Building blocks for urban design
  - Circulation
  - Building Typology
  - Open Space
- How should those building blocks come together on P-3?

Questions + Comments - (throughout)

Next Steps

Process to Date





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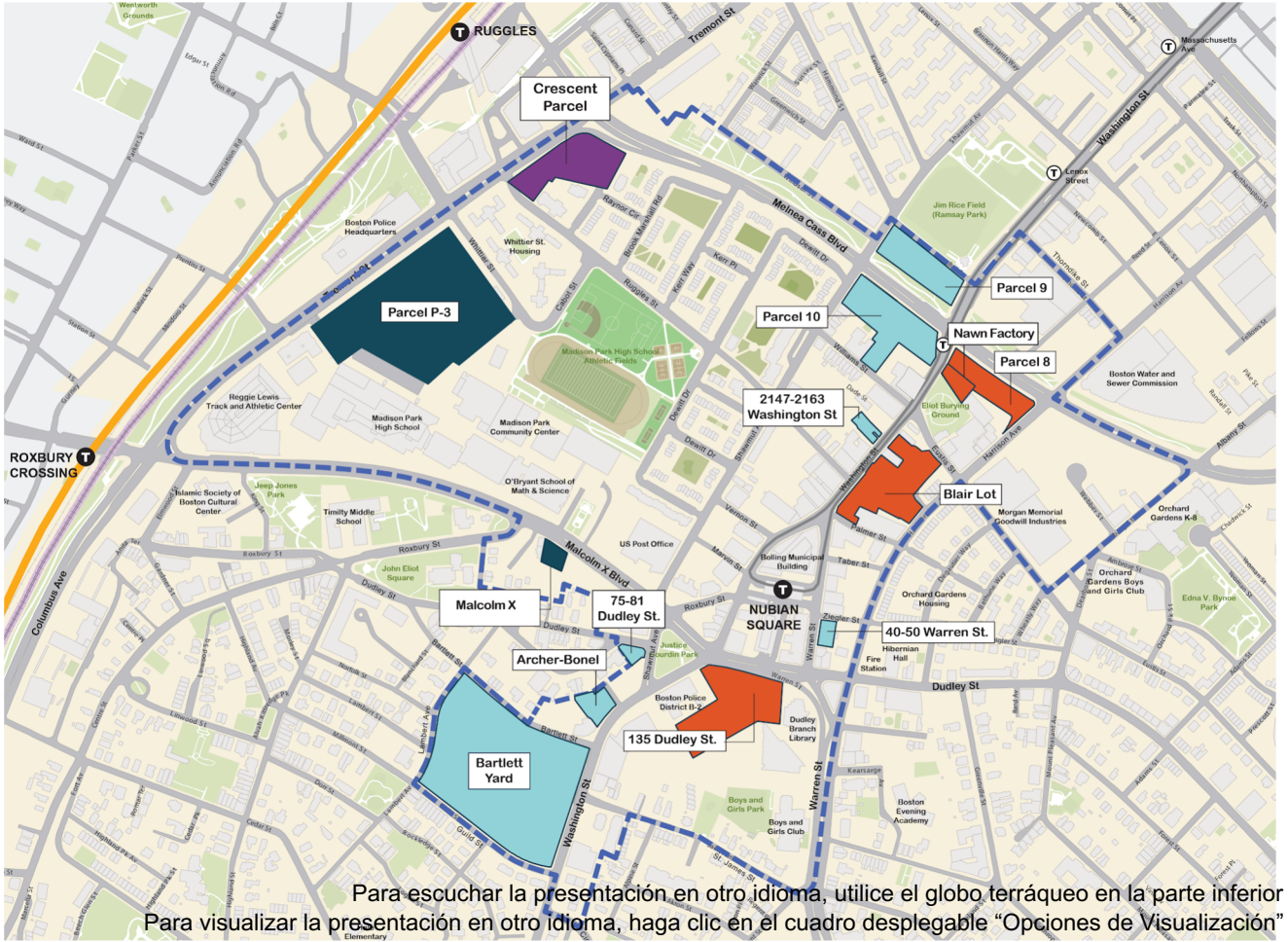
PLAN: Nubian Square Area



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Parcel Status

Article 80 Review:

Large Project

2147 Washington – Board Approved
Blair Lot – Under Review
135 Dudley Street – Under Review

Small Project

75-80 Dudley – Board Approved
40-50 Warren – Board Approved

Designated:

Parcel 8

RFPs Issued:

Crescent Parcel - Deadline for submission April 21

P3 Timeline + Goals

February Workshop 1 (content available at bit.ly/PlanNubian)
To understand the existing conditions, how we can plan with the site, and identify potential uses for the site in the context of Nubian Square.

March Workshop 2:
Use feedback from workshop 1 and comments following the meeting, to discuss potential for the site layout, uses, opportunities, and challenges.

April Workshop 3:
Discuss urban design considerations - share potential site layouts with both design and program in order to draft a Request for Proposals

June Workshop 4:
Urban Design Considerations, Uses, and Jobs Considerations

What we heard - P3 Workshop 1

Uses Include housing, open space, commercial, office, lab, cultural

- **Affordable housing** (deep affordability to market rate)
- Connections to **open space** networks and creation of new open spaces or parks.
- **Commercial** - retail, pharmacy, grocery, small business, restaurants, child care
- Office, co-working, businesses
- Job creation through **life sciences and labs**
- Cultural entertainment complex
- Workforce training

Uses do NOT include:

- Industrial
- Only housing (not high price condos, not paying more than ⅓ income towards rent)
- Affordable housing
- Churches
- Commercial - fast food, liquor store, hotel, gym, high rents, banks, night club, mall, big box retail
- Office - large corporations or any office use
- Lab uses that have negative health impacts
- College dorms
- Lack of open space
- Rushed planning
- Parking lots, parking garage, car oriented development, underground parking,
- Truck or bus storage
- Police parking

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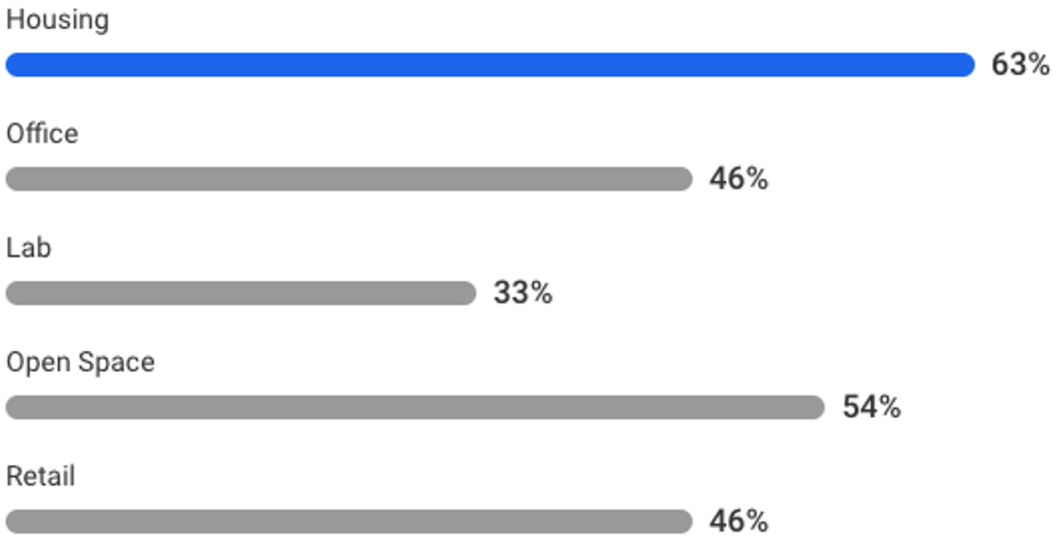
What we heard - P3 Workshop 2

Knowing what exists in Nubian Square, and what does not exist, what mix of uses do you think are important to emphasize on this site



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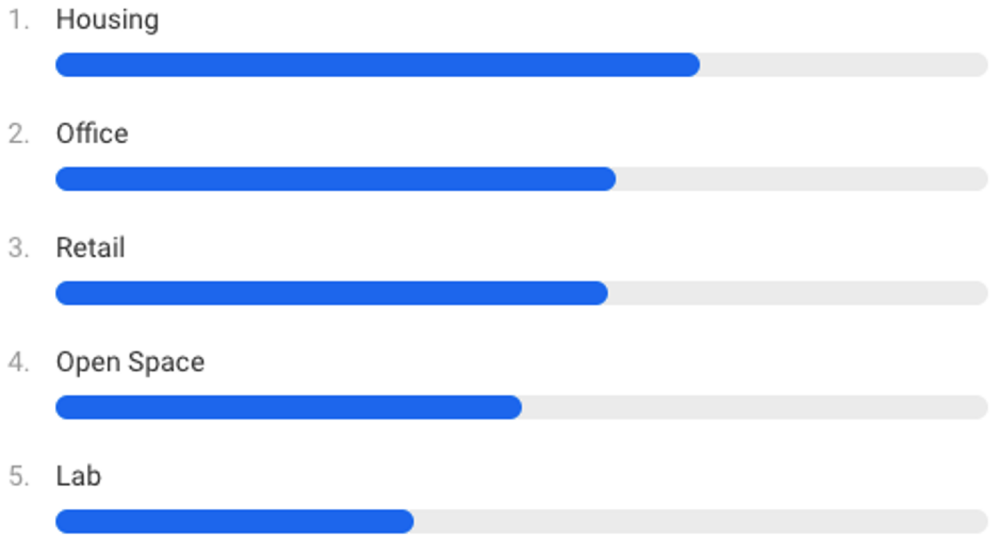
What we heard - P3 Workshop 2

Rank these uses

- **1 is the most desirable**
- **5 is the least desirable**



Meeting Goals:

- **To connect the uses discussed in previous meetings with their physical characteristics**
- **To get feedback on how these characteristics affect the experience of this parcel**
- **To prepare for further discussions on the impacts of each use on: housing, economic development, open space, mobility, and overall experience.**

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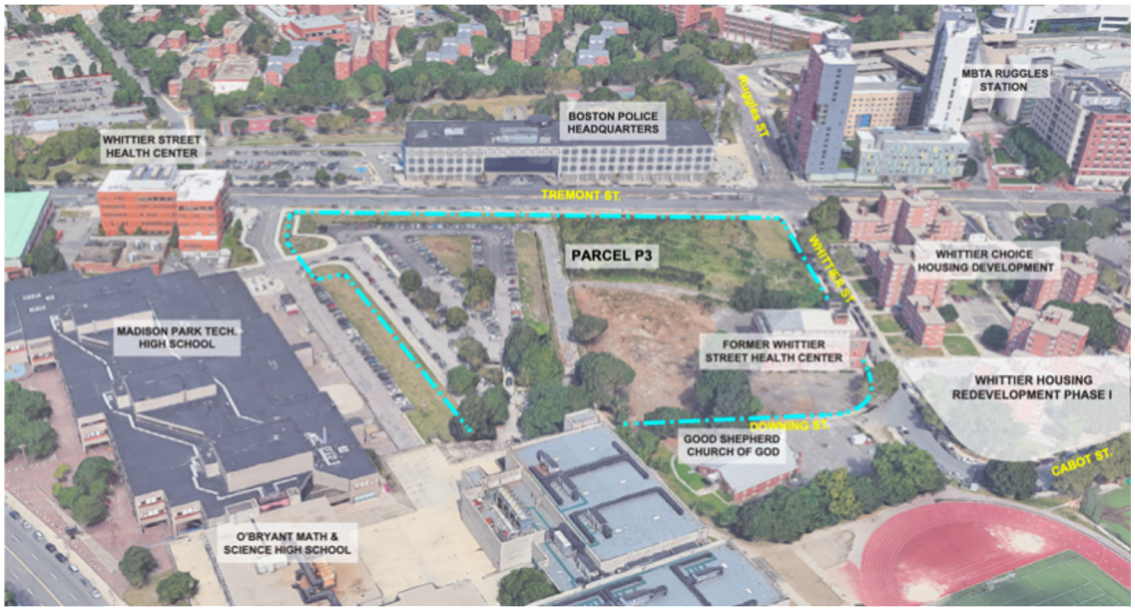
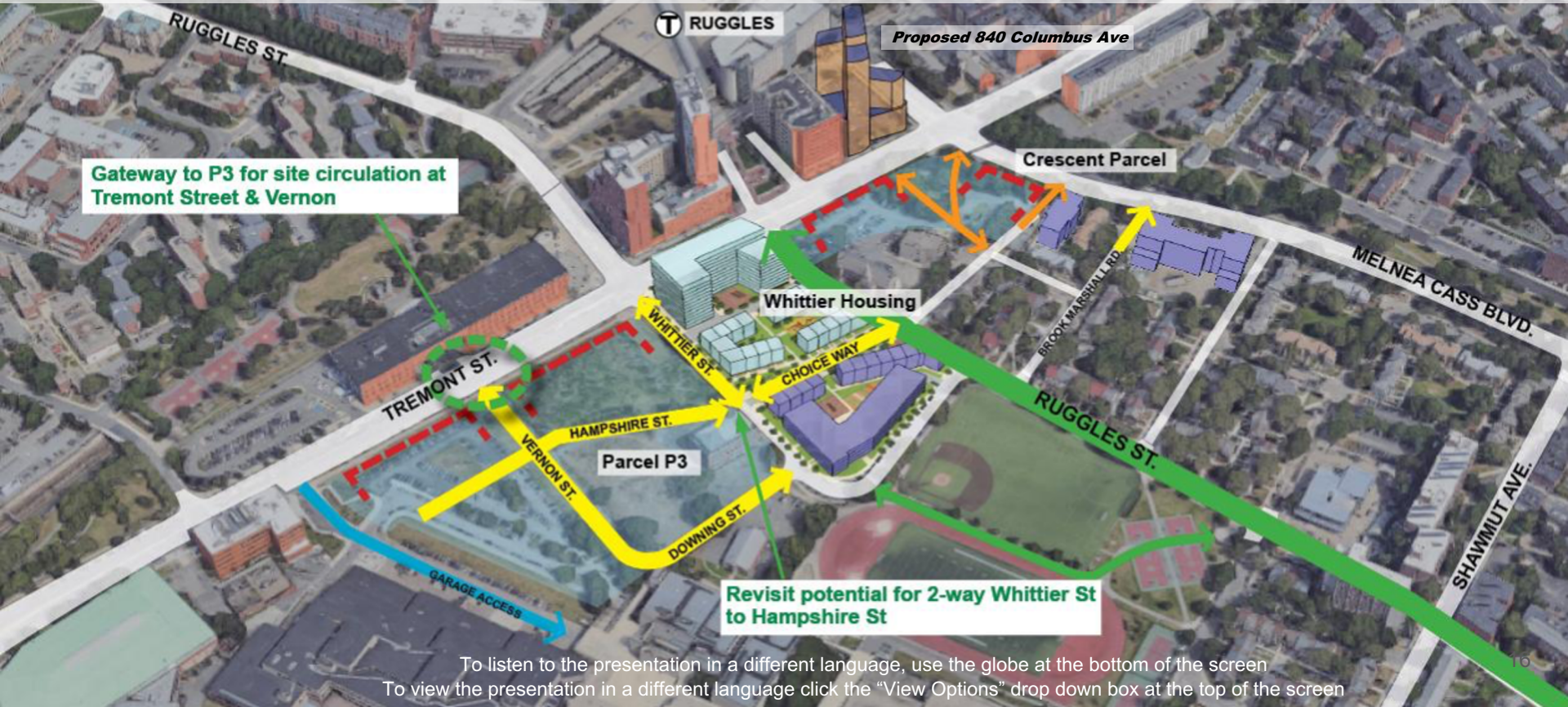
Urban Design Building Blocks

- **Circulation:** Connecting the site to other sites; directing safe and accessible flow of pedestrians, cars, and other mobility options
- **Building Typology:** The size and shape of buildings based on different uses
- **Public Open Space**



Circulation/Connectivity



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COLUMBUS AVE/TREMONT ST

City Awarded Funds for Roadway Safety & Transit Improvements

- We have heard that traffic travels too fast, pedestrians do not feel safe crossing the street, and that buses are delayed entering/leaving Ruggles Station
- This is an opportunity for us to work together on safety and transit improvements for the corridor
- Working together, we can also enhance the public realm with more street trees public art, and gathering spaces
- Next Steps? We are going to begin a community conversation this spring to discuss potential ideas and options

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Site Considerations

- **Utilities exist under the paper streets and will be costly to relocate**

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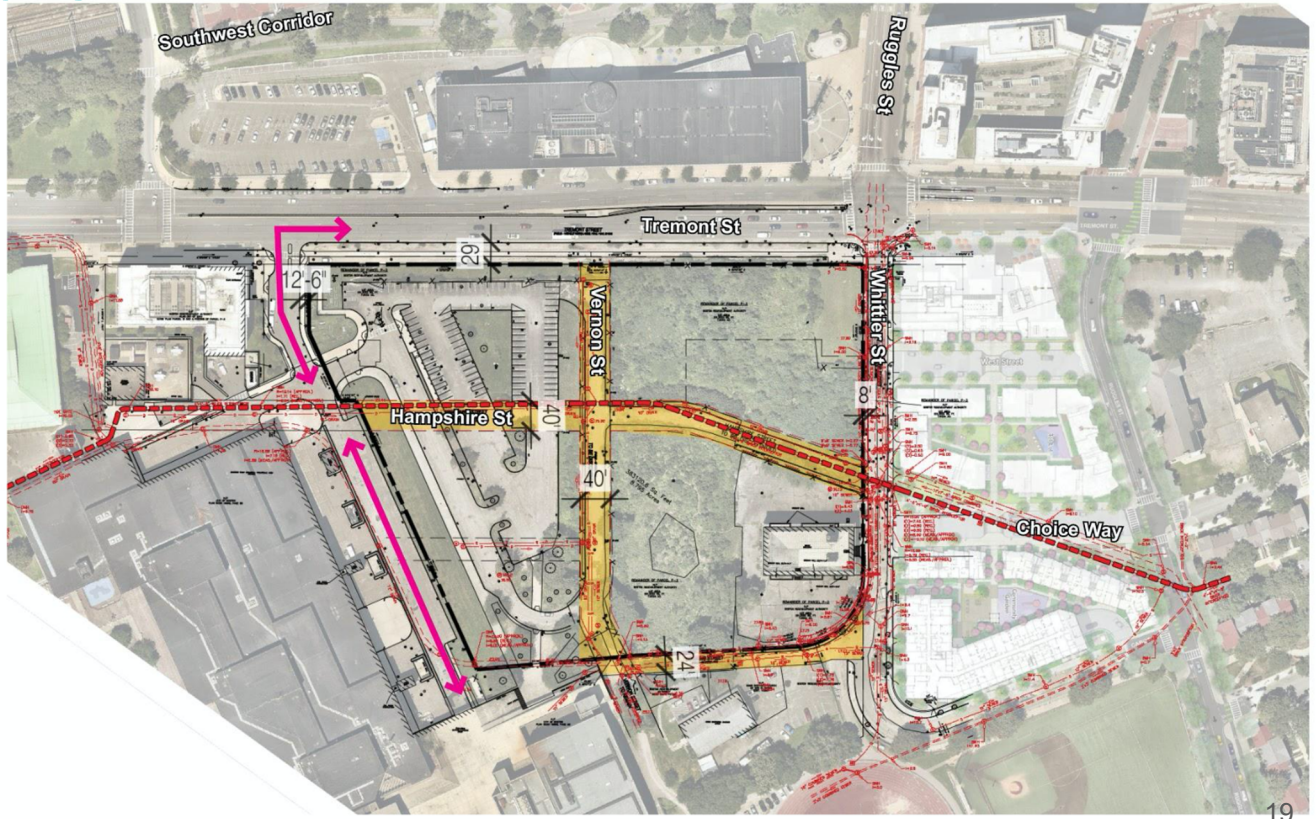
Site Considerations

- **Maintain driveway access for Whittier Health Center and School Garage**



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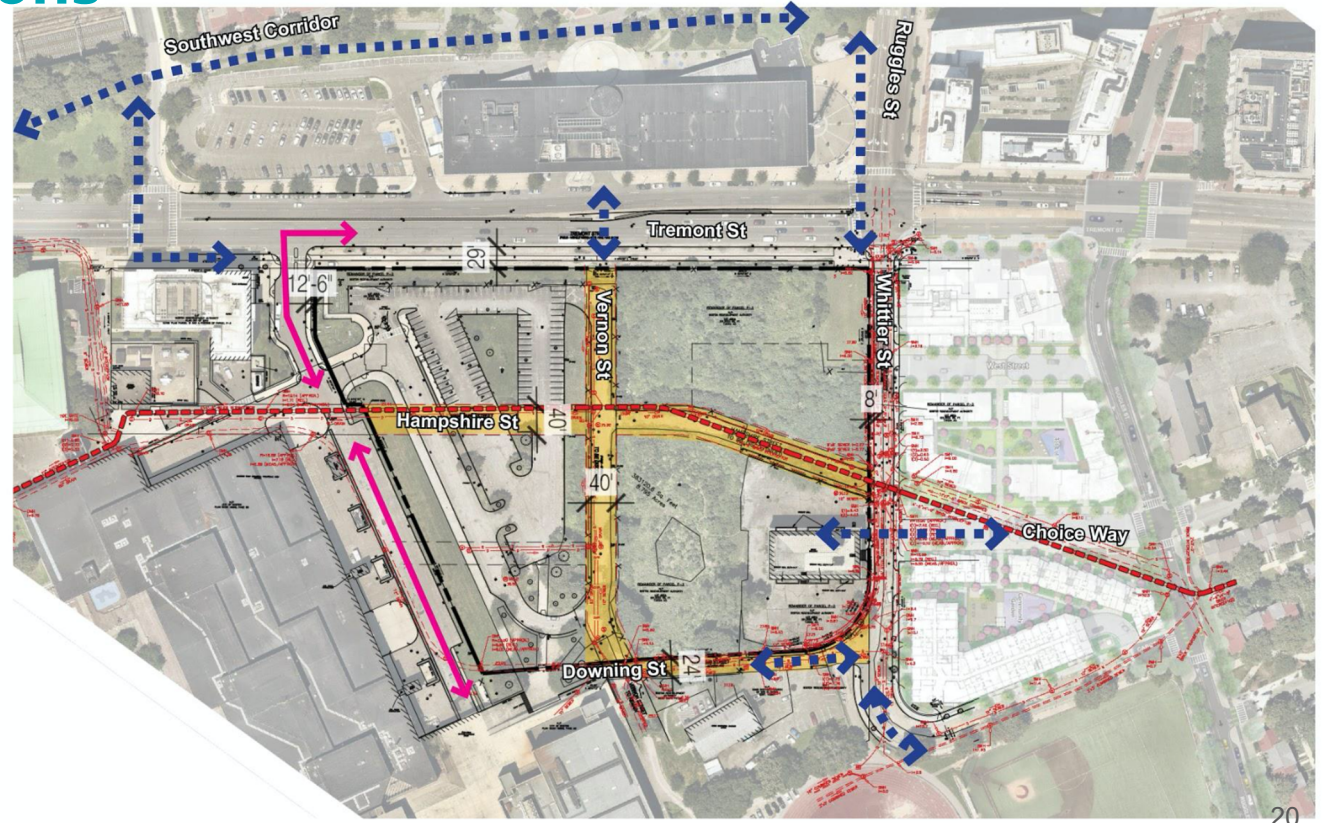
Site Considerations

- Connect to existing street network and open space corridors
- Formalize park maintenance connection



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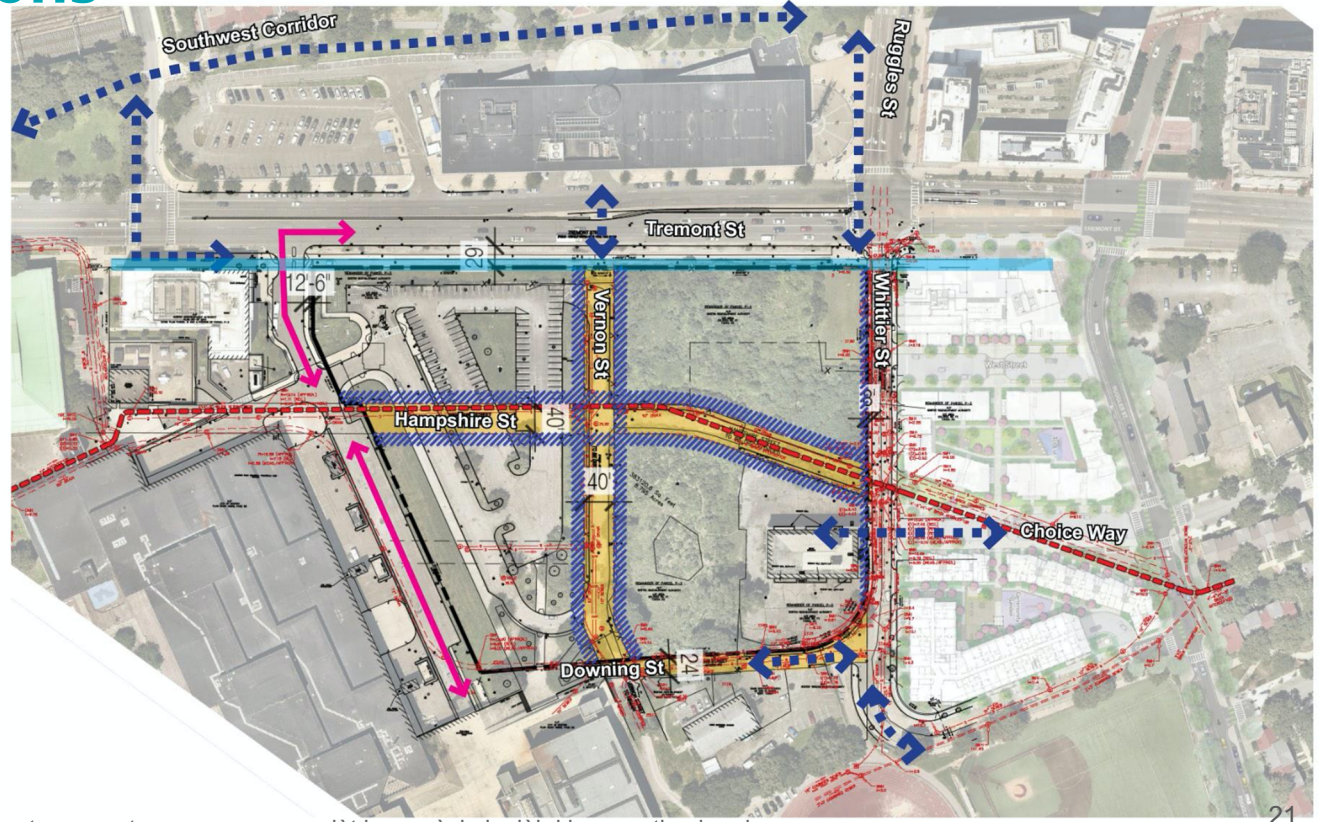
Site Considerations

- **Provide dimension for wider sidewalks, street trees, and bike lanes**
- **Maintain streetwall along Tremont St**
- **Preserve existing trees to the extent possible**



Key

- Paper Street
- Ex.Interceptor
- Ex. Utilities
- Ex. Driveway Access
- Future Connections
- Future Setback
- Tremont Streewall

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Building Typology

- **The types of buildings that occupy a space are determined by the uses that comprise that development**
- **This section will discuss:**
  - **Land Use**
  - **What different uses look like**
  - **How each use fits within P3**

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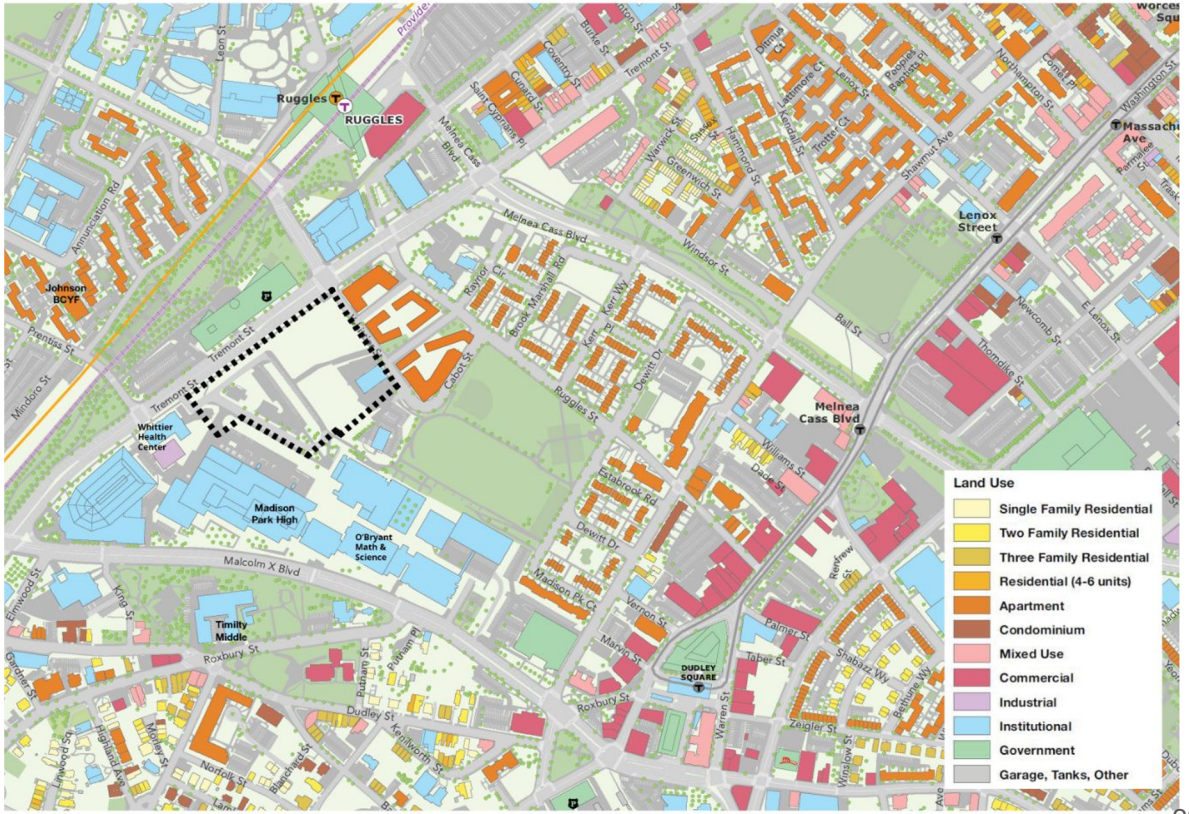
Existing Land Use

- **Parcel P3 is abutted by residential, institutional, open space, and governmental uses**
- **Future development should consider the adjacent uses for compatibility**
- **Increasing density should be balanced with an increase in consolidated open space to support new users**



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What would different uses look like?

Residential Use

Whittier St Housing I
3 to 4-story, 45Ft height
92 units

Office & Commercial Mixed Use

Crosstown Office & Hotel
7-story, 100ft height
280,000 SF office
21,500 SF retail
175 room hotel

Lab/Life Science

75-125 Binney St Cambridge
5-story 80 Ft height (105')
380,000 SF

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Sub-Areas

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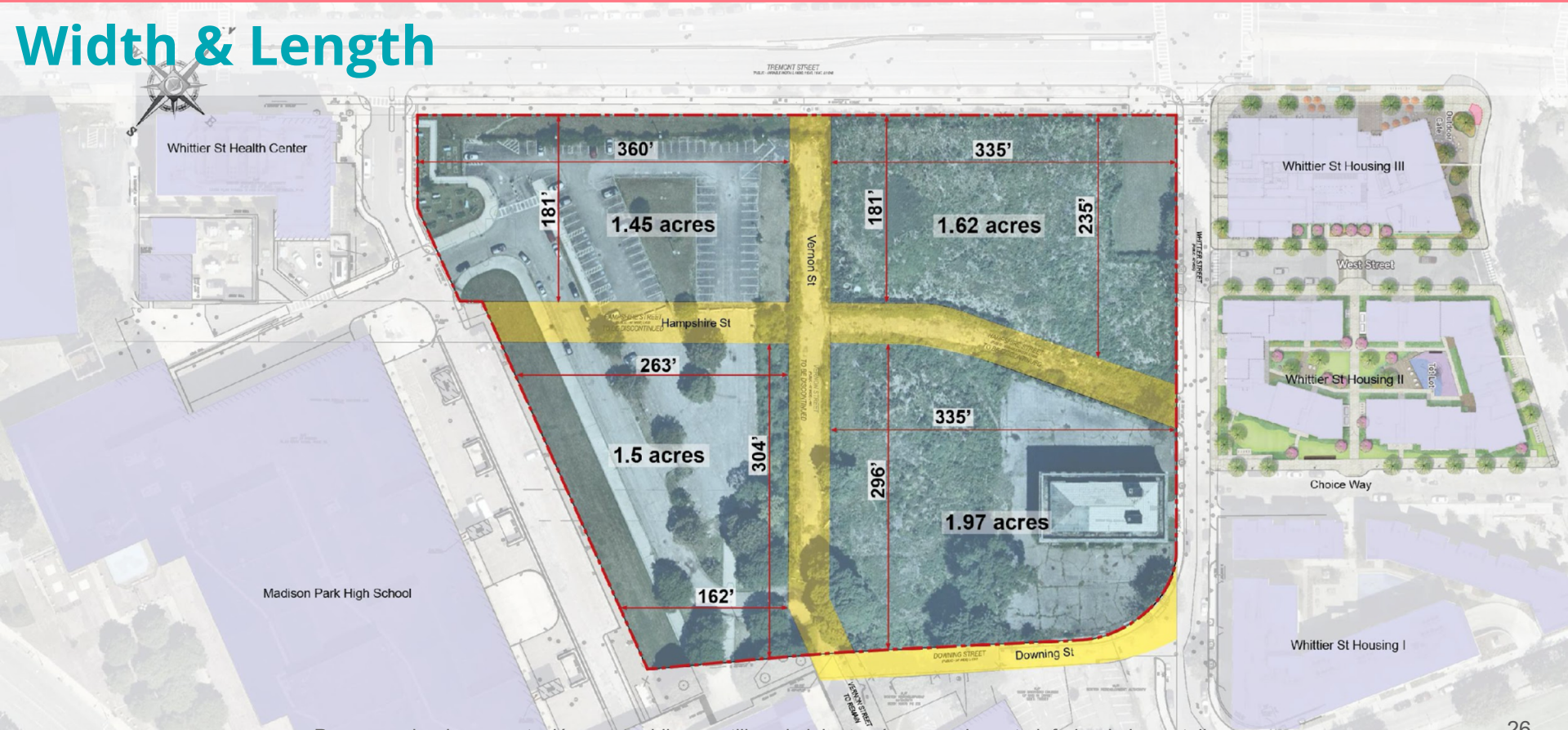
Width & Length



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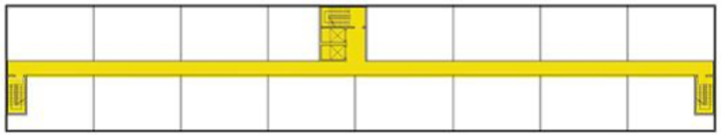
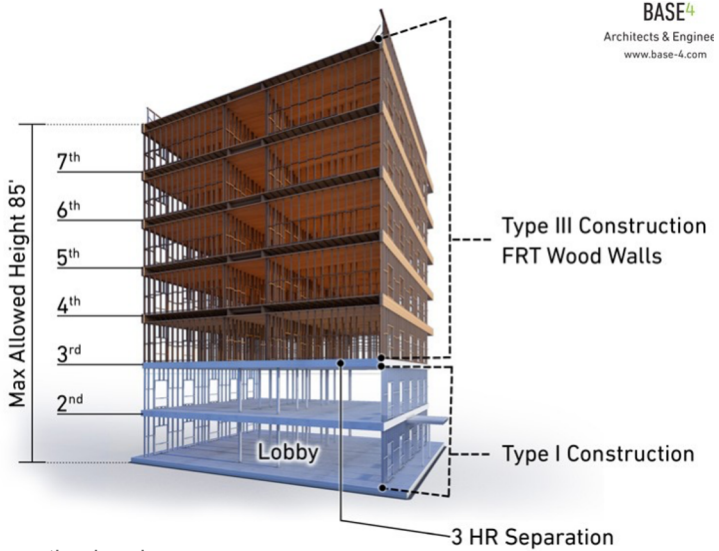
What would different uses look like?

Residential Design:

- Floorplate: 65’ wide, double-loaded corridor
- Typical podium construction: 5 floors of wood frame structure over one or two floors of concrete podium, so called “5-over-2 podium construction”
- Podium can have amenity space, retail, or parking
- Height:
  - 10’ -11’ for the floor-to-floor height
  - 6 to 7-story or 65’ to 80’ height
  - Height taller than 7-story will incur sharply rising construction costs





What would different uses look like?

Residential Use

Proposed Whittier Housing Phase III
12-story, 140Ft height
172 units, 8500 SF retail, 220,000 GSF

Bartlett Station Bldg. B
5-story, 55Ft height
60 units,12,000SF retail
104,000 GSF

Whittier St Housing I
3 to 4-story, 45Ft height
92 units

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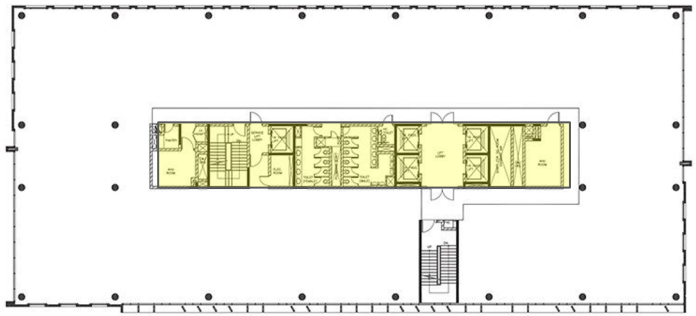
Site Test: Residential

What would different uses look like?

Commercial (Office):



- Floorplate: 100’ – 120’ depth, 25,000 sq ft
  centrally located elevator core, 40’ of the core to glass
- Construction types: reinforced concrete or steel frame
- Height:
  - 13’ – 14’ floor to floor height,
  - No particular rules for the building height
  - Typical height and scale of mechanical penthouse
- Efficient to accommodate a larger retail footprint at a lower level
- Potentially adaptable for lab /life science

What would different uses look like?

Commercial Use

One Brigham Circle
4-story, 65ft height
120,000 SF office
80,000 retail

Crosstown Office & Hotel
7-story, 100ft height
280,000 SF office
21,500 SF retail
175 room hotel

NEU Renaissance Park Office
9-story, 110ft height
170,000 SF

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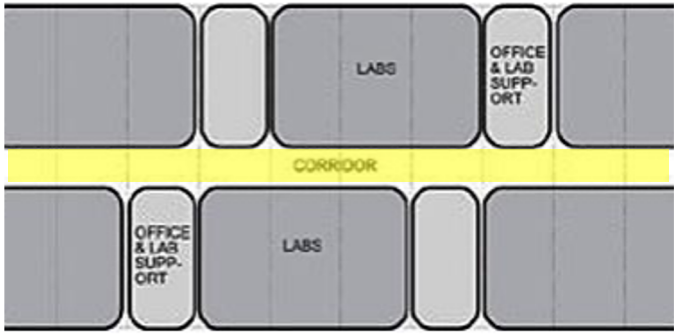
Site Test: Commercial

What would different uses look like?

Lab/Life Science:

- Floorplate: 120’ – 150’ depth, sometimes beyond 200’
- Rectangular shape and a larger floor area for flexible and expandable lab module (lab-office-corridor)
- Construction types: Steel frame, reinforced concrete
- Height
  - 15’ -16’ floor to ceiling height for increased space for mechanical/ventilation systems
  - 6 to 7 stories, 120’ height
  - Large mechanical penthouse, 30’ - 40’ height, located at the top of the building
- Tend to have oversized loading docks



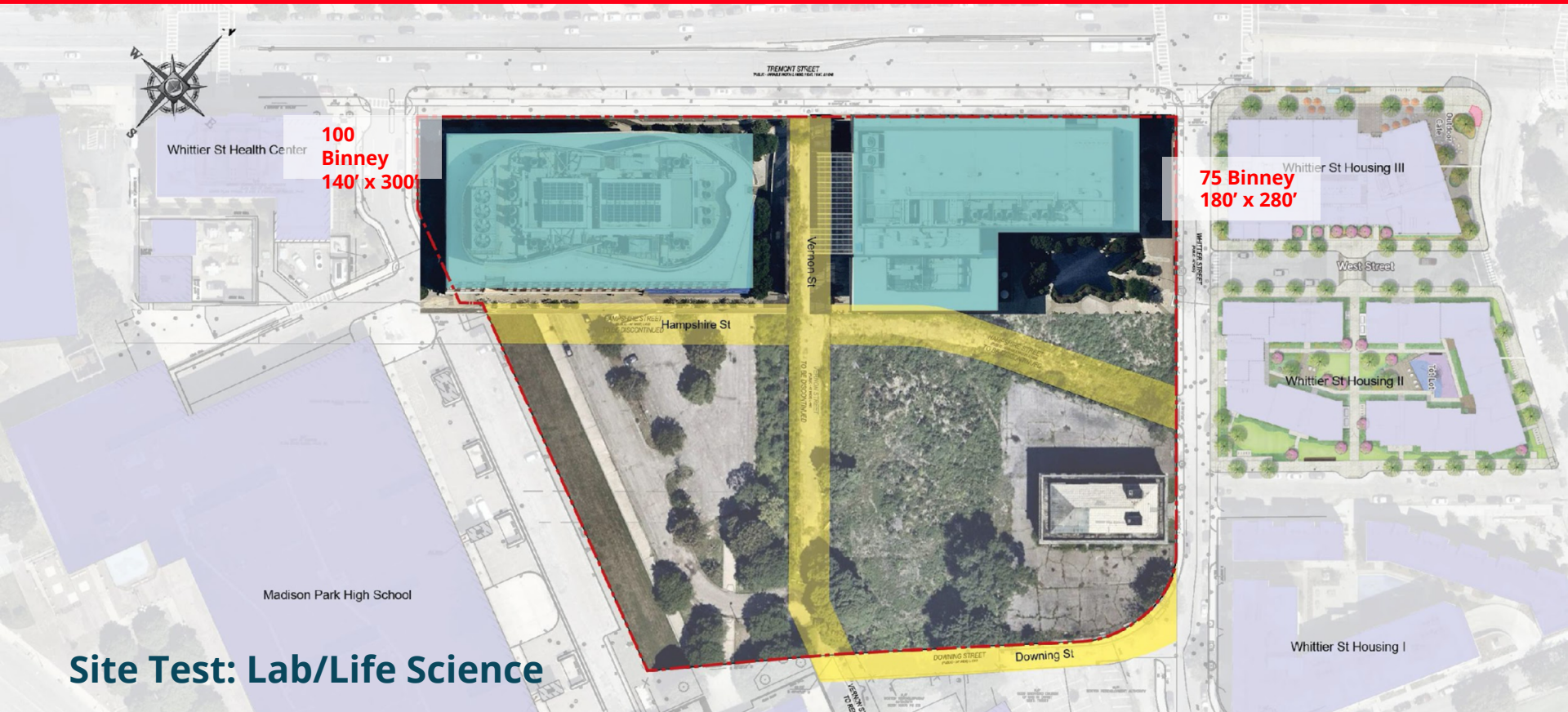
What would different uses look like?

Lab/Life Science Use

50-60 Binney St Cambridge
9-10-story, 150 Ft height (180')
530,000 SF

100 Binney St Cambridge
10-story, 150 Ft height (180')
417,000 SF

75-125 Binney St Cambridge
5-story 80 Ft height (105')
380,000 SF



Site Test: Lab/Life Science

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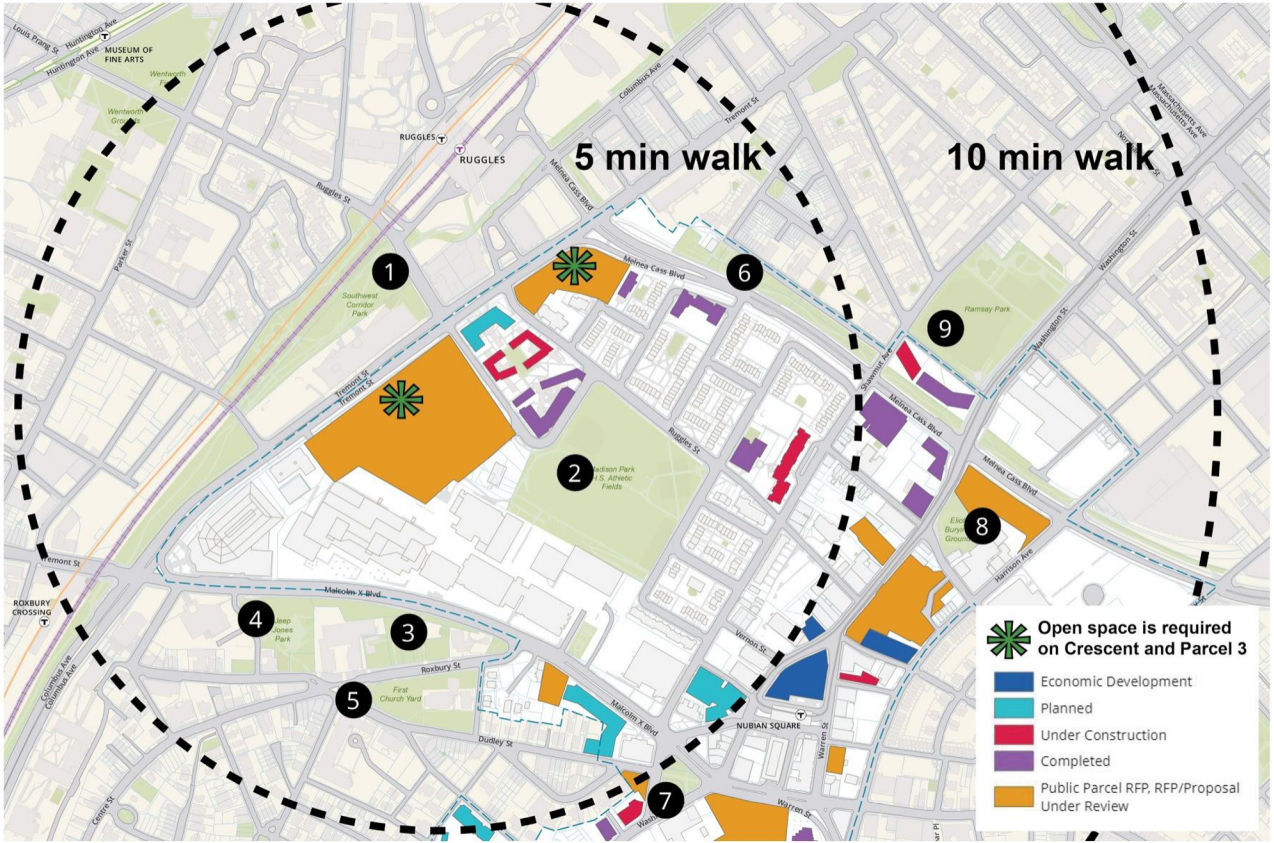
Open Space

- **P3 is well situated within a 5-min walk to various types of open space**

1. **Southwest Corridor Park**: linear recreational park, basketball court, tennis court, playground, splashpad
2. **Madison Park HS Athletic Fields:** muncipal fields for adajcent HS
3. **Roxbury Heritage State Park**: history-themed heritage park, passive park
4. **Jeep Jones Park**: 1.68 acre park, playground, basketball, passive space
5. **John Eliot Square**: passive park/plaza
6. **South Bay Harbor Trail**: mixed-use path connecting Roxbury, South End and South Boston
7. **Gourdin Park**: memorial, passive park, art installation
8. **Eliot Burying Ground**
9. **Ramsey Park**: 5.49 acre park, basketball, baseball, tennis, skaking, playgrounds, and passive space



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Open Space Ideas

- **What types of spaces can fit into P3?**

Community Gardens

Berkeley Community Garden
South End

Urban Farm

ReVision Urban Farm
Dorchester

Flexible Event Space

Lawn on D
South Boston

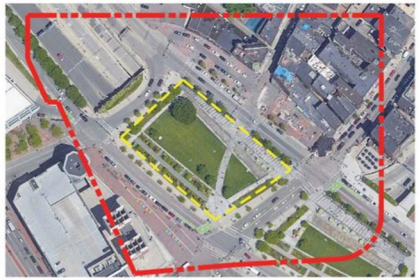
Open Space Ideas

- **What types of spaces can fit into P3?**

Passive Green Space

Gourdin Park
Nubian Square

Lawn with Water Feature



North End Park
Rose Kennedy Greenway

Multi-Season Water Feature

Frog Pond
Boston Common

Discussion:

- **What types of open spaces would you like to see?**
- **What types of open space makes sense?**

Passive Green Space

Gourdin Park
Nubian Square

Lawn with Water Feature

North End Park
Rose Kennedy Greenway

Multi-Season Water Feature

Frog Pond
Boston Common

Community Garden

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Flexible Event Space

Lawn on D
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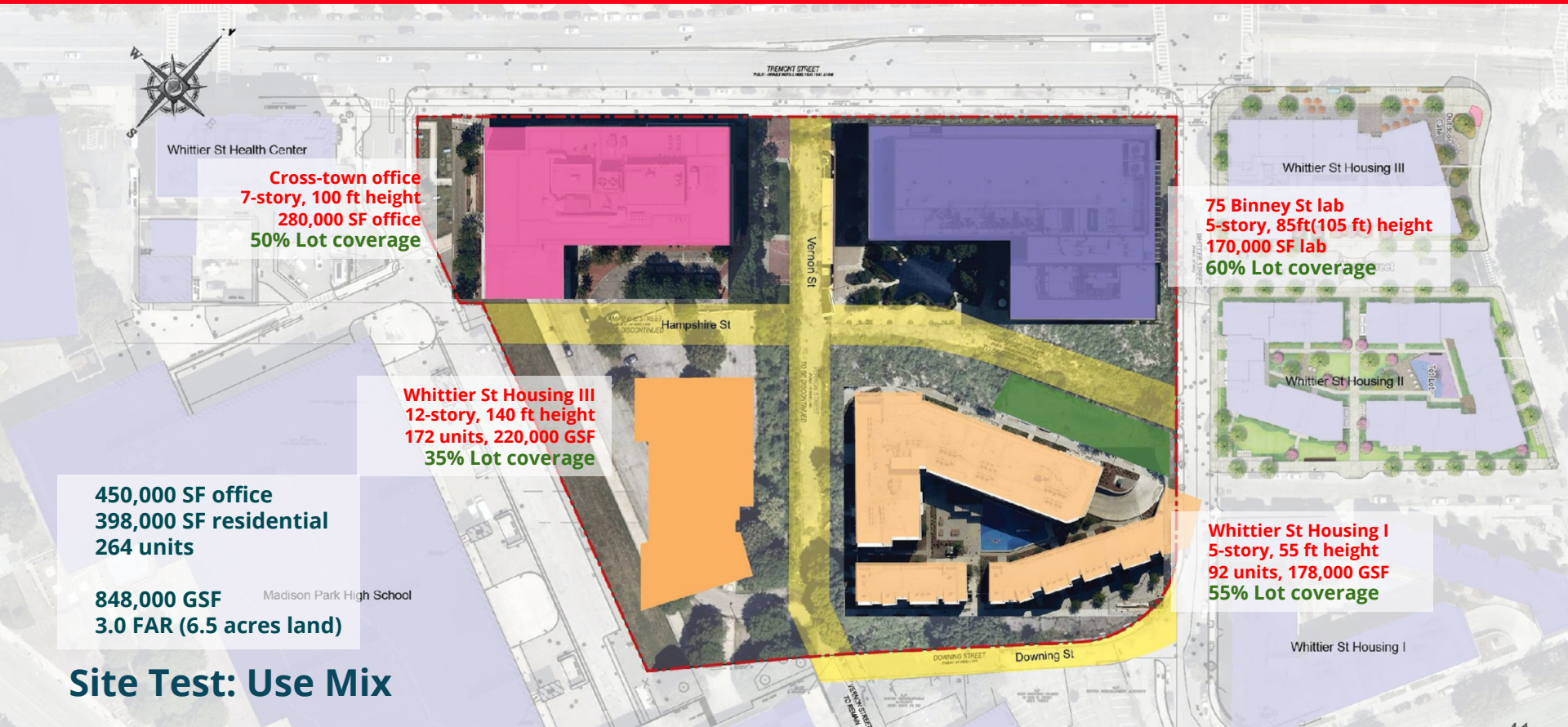
What would a mix of different uses look like?

Residential Use

Office & Commercial Mixed Use

Lab/Life Science



Site Test: Use Mix

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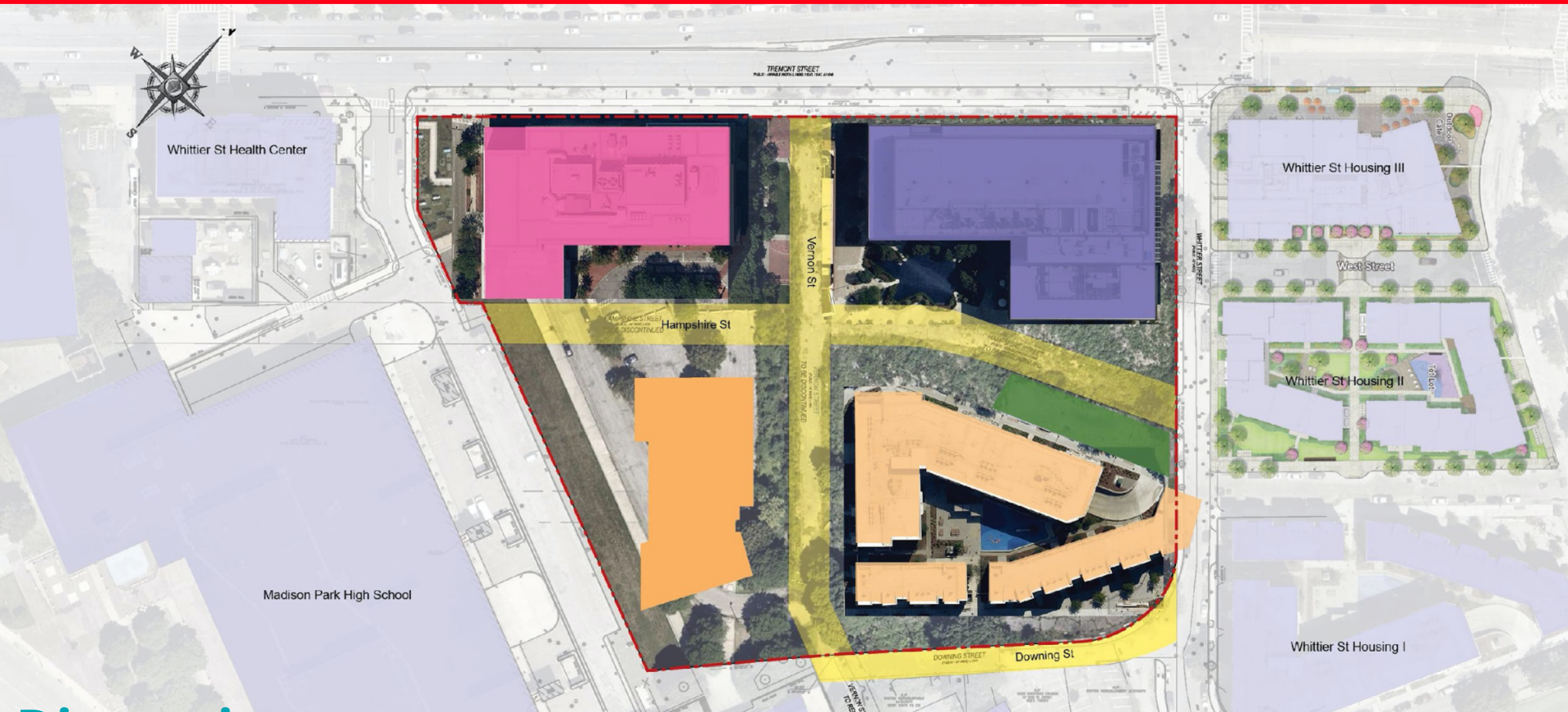
PLAN: Nubian Square

Preserve. Enhance. Grow.



Discussion

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Next Meeting: How do these building blocks fit together on P-3? How does it link with community values?

- Circulation
- Use & Building Typology
- Public Open Space
- Jobs + Economic Development

Next Steps

June - Workshop 4:

Further discuss urban design considerations, developer survey results, and uses as they relate to PLAN: Nubian and community values. -- TALK ABOUT TRADEOFFS

Release Draft of RFP

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